

**PROVIDENCE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
REGULAR MEETING: Thursday, July 24, 2014; 5:00 p.m.**

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**PHA Conference Room**

**100 Broad Street**

**Providence, RI 02903**

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**CALL TO ORDER**

Chairman Nicolas Retsinas called the meeting to order at 5:01 p.m.

**ROLL CALL**

**Present:**

Nicolas Retsinas  
Thomas Ryan  
Dolores Cascella  
Roger Giraud  
Ricardo Patino  
Hilary Silver  
JT Taylor  
Dorothy Waters

**Absent:**

John Iglizzi  
Kevin Jackson  
Nicholas Narducci

Eight members were present constituting a quorum to conduct business.

**APPROVAL OF MINUTES**

Chairman Retsinas asked for a motion to accept and approve the regular meeting minutes of 06/26/14. The motion was made by Commissioner Patino, seconded by Commissioner Cascella. The minutes were approved with a unanimous voice vote.

**RESIDENT'S COMMENTS**

Commissioner Taylor commented about new trash barrels at Hartford Park. In addition, the Commissioner brought to the attention of the board a rally that was held at Chad Brown without prior approval. Commissioner Taylor asked about updating the Board of Commissioners By-Laws. Chairman Retsinas stated any activities or events being held at any of the PHA properties, should notify administration. The Chairman also commented that he would review the by-laws, in particular the provision concerning meeting attendance.

Commissioner Cascella thanked Allan Pacific for his excellent communication and cooperation.

**Chairman's Report**

Chairman Retsinas stated in light of the troubling incidents of violence that have been going on, it is important to discuss these issues. This evening's presentation will address those concerns.

**EXECUTIVE DIRECTOR'S REPORT**

Executive Director Tavares stated that we have submitted the Transformation Plan for the Choice Initiative Planning Grant and are in full compliance with the grant directive. The Director thanked Melissa Sanzaro, Director of Special Projects, her team, other departments and commissioners for all their efforts in making this happen. He also thanked our partners, Olneyville Housing Corporation, LISK Rhode Island, Meeting Street, and the City of Providence. Chairman Retsinas also thanked Director Tavares for his leadership. Melissa Sanzaro also thanked the commissioners for their support and made them aware of a summary in their packets as well as a website with all the information.

## **COMMITTEE REPORTS:**

- Budget and Finance: (Comm. Giraud)
- Resident Services: (Comm. Silver)
- Capital Improvements: (Comm. Cascella)
- Executive Committee: (Chair Retsinas)

**Budget & Finance:** Commissioner Giraud stated the Finance Committee did not meet; however, a team from McGladrey has been to the PHA preparing for the official audit. In addition, he stated that the Providence Community Opportunity Corporation (PCOC) has received a \$1,000 grant thanks to the efforts of Melissa Sanzaro with the Smoke Free Risk Protection Program.

**Resident Services:** Commissioner Silver commented we received \$5,000 grant from Citizens Bank for the Digital Literacy Program and \$13,000 for the Comprehensive Counseling Program, as well as several other grants we have submitted. Something worth mentioning is a grant 'Parents as Teachers' for Chad Brown where 25 families can track how their children are doing in school over time. Finally, Commissioner Silver mentioned a website called 'Go Fund Me' for one of our Youth Safe Haven workers who were killed. She urged the commissioners to contribute which will help cover the costs of burial expenses.

**Capital Improvements:** Commissioner Cascella noted engineering services have been awarded to Edward Rowse Architects for the Fire Sprinkler Installation Project. Also, the PHA and National Grid have agreed to enter an agreement to replace all the building exterior and common interior lighting along with the PHU/Security office to LED Fixtures at 335 Hartford; this will also include the cobra head fixtures throughout the development. The energy savings will produce a 1.96-year payback for the PHA's investment.

Replacement of the emergency generator project at Hartford Park is 100% complete. This will provide emergency power to 40 Laurel Hill and 300 Hartford Ave, and finally, REAC Inspections for all sites, with the exception of 25 Tobey St., are scheduled for the first week in August.

## **RESOLUTIONS**

None

## **OLD BUSINESS**

None

## **NEW BUSINESS**

Director Tavares stated in light of all the violence going on, it has been suggested that PHA reinforce and strengthen our relationship with The Institute for the Study and Practice of Non-Violence which would be beneficial to our community and our residents. We are in the process of drawing up an MOA with the organization to formalize our relationship.

The Director introduced Jose Rodriguez from The Institute for the Study and Practice of Non-Violence who gave a brief description of what the organization does, and how it will interact with PHA developments. He also introduced Sergeant Hull from the Providence Police Public Housing Unit who also gave a brief overview of what their commitment and participation is.

Terri Green, Associate Director of Property Management suggested that the patrol cars drive through the properties for appearance and not just drive by.

Director Tavares suggested we schedule a meeting with Providence Public Safety Commissioner Pare for the reinstitution for the Police Reserves. In conclusion, the Director stated that we have increased security at all the high-rises, and we have applied for a \$250,000 security grant to HUD for surveillance cameras throughout the developments.

Jack Costa, Director of Security commented on the great job the resident commissioners are doing by staying diligent and Residential Services with all the programs for the youth and trying to keep them out of trouble.

The Chairman commented Director Tavares would be out on a medical leave.

#### **ADJOURNMENT**

There being no further business, Chairman Retsinas accepted a motion to adjourn from Commissioner Patino, seconded by Commissioner Waters. Said motion passed with a unanimous voice vote.

The meeting adjourned at 6:01 p.m.

#### **Minutes Submitted and Approved By:**

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Lisa Cancelliere  
Recording Secretary

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Paul Tavares  
Interim Executive Director